



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Wednesday, July 1, 2009

5:30 PM

Dept. of Community Services Conference Room

Present: Kent Broach (Hearing Officer)
Connie Tingley (Recording Secretary)

Staff members in attendance: Christine Barton-Holmes, Planning Administrator

Legal Counsel: John Molitor

D. Public Hearing:

1h. Thyen Addition

The applicant seeks the following development standards variance approval:

Docket No. 09060009 Section 6.04.03.A Reduction in Front Yard Setback

The site is located at 5083 St. Charles Place and is zoned S2/Single-Family Residential.

Filed by Michael & Janet Thyen, owners.

Present for Petitioner: Janet Thyen, owner

- Corner parcel at Westchester and St. Charles Place; Kingswood subdivision
- Front yard setbacks on north and west sides of parcel
- Stub street on west side (Westchester) can not be developed
- Variance needed for front yard setback on west side

Public Hearing closed.

Department Report: Christine Barton-Holmes

- Two front yard setbacks and two side yard setbacks
- If Westchester was vacated, no variance would be needed
- Project would meet side yard setback requirements
- Second addition meets all setback requirements

Department recommended positive consideration.

Action: Mr. Broach APPROVED Docket No. 09060009 V, Thyen Addition, for reduction in front yard setback.

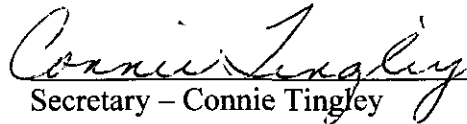
Adjournment:

The Hearing Officer adjourned the meeting at 5:35 PM.

Approved this 27th day of July 2009.



Hearing Officer – Kent Broach



Secretary – Connie Tingley